

OUTLINE OF REVISED LAND USE REGULATION AMENDMENTS:

This Outline of Revised Land Use Regulation Amendments identifies the places in the County's land use regulations (Zoning Ordinance, Land Subdivision and Development Ordinance (LSDO) and Facilities Standards Manual (FSM)) that amendments are proposed to accomplish (1) the necessary zoning map amendments to implement the Revised General Plan policies for the Rural Policy Area, the Transition Policy Area and the Suburban Policy Area; (2) "basic" conservation design; and (3) the Green Infrastructure policies related to RSCOD, MDOD, LOD and steep slopes. Underline (the) indicates new districts or other regulations that are proposed to be added. Strike-through (~~the~~) identifies sections and regulations that will be deleted. Commentary is added, where appropriate, to indicate places where minor language changes might be necessary, or to provide background.

LOUDOUN COUNTY ZONING ORDINANCE

ARTICLE I. GENERAL REGULATIONS

Sec. 1-100. Title, Purpose and Intent and Application of Ordinance

- Sec. 1-101. Title
- Sec. 1-102. Goals, Purpose and Intent
- Sec. 1-103. Application of Ordinance

Sec. 1-200. Interpretation of Ordinance

- Sec. 1-201. Provisions are Minimum Requirements
- Sec. 1-202. Interpretation of Terms
- Sec. 1-203. Unspecified Uses
- Sec. 1-204. Adding Unspecified Uses to the District Regulations
- Sec. 1-205. Limitations and Methods for Measurements of Lots, Yards & Related Terms
- Sec. 1-206. Calculations of Density

Sec. 1-300. Zoning Map and District Boundaries

Sec. 1-400. Nonconformities

- Sec. 1-401. Purpose and Scope
- Sec. 1-402. Nonconforming Uses
- Sec. 1-403. Nonconforming Structures
- Sec. 1-404. Nonconforming Lots
- Sec. 1-405. Procedure for Removal of Nonconforming Status

Note: Minor amendments might be necessary in the nonconformities section to address nonconforming use, structure and lot issues created by the amendments. The question of how the new regulations apply to land with existing development approvals, lots of record and development applications "in the pipeline" will be addressed in a separate ordinance on transitional provisions.

ARTICLE II. RURAL DISTRICT REGULATIONS

~~Sec. 2-100. A-25 Agriculture~~

- ~~Sec. 2-101. Purpose~~
- ~~Sec. 2-102. Permitted Uses~~
- ~~Sec. 2-103. Special Exception Uses~~
- ~~Sec. 2-104. Lot Requirements~~
- ~~Sec. 2-105. Creation of Lots~~
- ~~Sec. 2-106. Building Requirements~~
- ~~Sec. 2-107. Lot Access~~
- ~~Sec. 2-108. Use Limitations~~

~~Sec. 2-100. AR-1 Agriculture Rural~~

- ~~Sec. 2-101. Purpose~~
- ~~Sec. 2-102. Applicability~~
- ~~Sec. 2-103. Allowed Uses~~
- ~~Sec. 2-104. Lot and Building Requirements~~
- ~~Sec. 2-105. Residential Cluster Option~~

~~Sec. 2-100. AR-2 Agriculture Rural~~

- ~~Sec. 2-201. Purpose~~
- ~~Sec. 2-202. Applicability~~
- ~~Sec. 2-203. Allowed Uses~~
- ~~Sec. 2-204. Lot and Building Requirements~~
- ~~Sec. 2-205. Residential Cluster Option~~

~~Sec. 2-300. A-10 Agriculture~~

- ~~Sec. 2-301. Purpose~~
- ~~Sec. 2-302. Permitted Uses~~
- ~~Sec. 2-303. Special Exception Uses~~
- ~~Sec. 2-304. Lot Requirements~~
- ~~Sec. 2-305. Lot Requirements for Cluster Development~~
- ~~Sec. 2-306. Building Requirements~~
- ~~Sec. 2-307. Use Limitations~~

~~Sec. 2-300. A-3 Agricultural Residential~~

- ~~Sec. 2-301. Purpose~~
- ~~Sec. 2-302. Permitted Uses~~
- ~~Sec. 2-303. Special Exception Uses~~
- ~~Sec. 2-304. Lot Requirements~~
- ~~Sec. 2-305. Building Requirements~~
- ~~Sec. 2-306. Use Limitations~~

~~Sec. 2-400. RR Rural Residential~~

- ~~Sec. 2-401. Purpose~~
- ~~Sec. 2-402. Permitted Uses~~
- ~~Sec. 2-403. Special Exception Uses~~
- ~~Sec. 2-404. Lot Requirements~~
- ~~Sec. 2-405. Building Requirements~~

Sec. 2-5400. CR-1 Countryside Residential-1

- Sec. 2-5401. Purpose
- Sec. 2-5402. Size and Location
- Sec. 2-5403. Permitted Uses
- Sec. 2-5404. Special Exception Uses
- Sec. 2-5405. Lot Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-5406. Lot Requirements for Lots Served by Public Sewer/Cluster Option
- Sec. 2-5407. Lot Requirements for Compact Cluster Development Option
- Sec. 2-5408. Building Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-5409. Building Requirements for Lots Served by Public Sewer/Cluster Option and Compact Cluster Development Option
- Sec. 2-5410. Utility Requirements
- Sec. 2-5411. Development Setback and Access from Major Roads

Note: The CR-1, CR-2, CR-3, CR-4 and RC districts will only be applied (mapped) in the Existing Rural Villages. Based on meetings with the village councils and the public from the villages, they may be replaced by the new RVC district.

Sec. 2-6500. CR-2 Countryside Residential-2

- Sec. 2-6501. Purpose
- Sec. 2-6502. Size and Location
- Sec. 2-6503. Permitted Uses
- Sec. 2-6504. Special Exception Uses
- Sec. 2-6505. Lot Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-6506. Lot Requirements for Lots Served by Either Public Water or Public Sewer
- Sec. 2-6507. Lot Requirements for Compact Cluster Development Option
- Sec. 2-6508. Building Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-6509. Building Requirements for Lots Served by Either Public Water or Public Sewer
- Sec. 2-6510. Building Requirements for Compact Cluster Development Option
- Sec. 2-6511. Utility Requirements
- Sec. 2-6512. Development Setback and Access from Major Roads

Sec. 2-7600. CR-3 Countryside Residential-3

- Sec. 2-7601. Purpose
- Sec. 2-7602. Size and Location
- Sec. 2-7603. Permitted Uses
- Sec. 2-7604. Special Exception Uses
- Sec. 2-7605. Lot Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-7606. Lot Requirements for Lots Served by Public Sewer Only
- Sec. 2-7607. Lot Requirements for Compact Cluster Development Option
- Sec. 2-7608. Building Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-7609. Building Requirements for Lots Served By Public Sewer Only
- Sec. 2-7610. Building Requirements for Compact Cluster Development Option
- Sec. 2-7611. Utility Requirements
- Sec. 2-7612. Development Setback and Access from Major Roads

Sec. 2-8700. CR-4 Countryside Residential-4

- Sec. 2-8701. Purpose
- Sec. 2-8702. Size and Location
- Sec. 2-8703. Permitted Uses
- Sec. 2-8704. Special Exception Uses
- Sec. 2-8705. Lot Requirements for Lots Served By On-site Well and Septic Wastewater Systems
- Sec. 2-8706. Lot Requirements for Lots Served by Either Public Water or Public Sewer
- Sec. 2-8707. Lot Requirements for Lots Served by Both Public Water and Public Sewer
- Sec. 2-8708. Building Requirements for Lots Served By On-site Well and Wastewater Systems
- Sec. 2-8709. Building Requirements for Lots Served by Either Public Water or Public Sewer
- Sec. 2-8710. Building Requirements for Lots Served by Both Public Water and Public Sewer
- Sec. 2-8711. Utility Requirements
- Sec. 2-8712. Development Setback and Access from Major Roads

Sec. 2-9800. RC Rural Commercial District

- Sec. 2-9801. Purpose
- Sec. 2-9802. Size and Location
- Sec. 2-9803. Permitted Uses
- Sec. 2-9804. Special Exception Uses
- Sec. 2-9805. Lot Requirements
- Sec. 2-9806. Building Requirements
- Sec. 2-9807. Use Limitations

Sec. 2-900. RVC Rural Village Conservation District

- Sec. 2-901. Purpose
- Sec. 2-902. Applicability
- Sec. 2-903. Allowed Uses
- Sec. 2-904. Development Standards
- Sec. 2-905. General Rural Village Development Standards
- Sec. 2-906. Rural Village Conservation District Option

Sec. 2-1000. JLMA-1 Joint Land Management Area

- Sec. 2-1001. Purpose
- Sec. 2-1002. Size and Location
- Sec. 2-1003. Permitted Uses
- Sec. 2-1004. Special Exception Uses
- Sec. 2-1005. Lot and Building Requirements
- Sec. 2-1006. General Development Requirements
- Sec. 2-1007. Alternate Neighborhood Development Standards

Sec. 2-1100. JLMA-3 Joint Land Management Area

- Sec. 2-1101. Purpose
- Sec. 2-1102. Size and Location
- Sec. 2-1103. Permitted Uses
- Sec. 2-1104. Special Exception Uses
- Sec. 2-1105. Lot and Building Requirements
- Sec. 2-1106. Residential Cluster Requirement
- Sec. 2-1107. Utilities
- Sec. 2-1108. Use Limitations

ARTICLE II.A. TRANSITION DISTRICT REGULATIONS

Sec. 2A-100. TR-10 Transition Residential

Sec. 2A-101. Purpose

Sec. 2A-102. Applicability

Sec. 2A-103. Allowed Uses

Sec. 2A-104. Lot and Building Requirements

Sec. 2A-105. Open Space Requirements

Sec. 2A-106. Cluster Requirements

Sec. 2A-107. Transportation Requirements

Sec. 2A-108. Other Special Requirements

Sec. 2A-200. TR-3 Transition Residential

Sec. 2A-201. Purpose

Sec. 2A-202. Applicability

Sec. 2A-203. Allowed Uses

Sec. 2A-204. Lot and Building Requirements

Sec. 2A-205. Open Space Requirements

Sec. 2A-206. Cluster Requirements

Sec. 2A-207. Transportation Requirements

Sec. 2A-208. Other Special Requirements

Sec. 2A-300. TR-1 Transition Residential

Sec. 2A-301. Purpose

Sec. 2A-302. Applicability

Sec. 2A-303. Allowed Uses

Sec. 2A-304. Lot and Building Requirements

Sec. 2A-305. Open Space Requirements

Sec. 2A-306. Cluster Requirements

Sec. 2A-307. Transportation Requirements

Sec. 2A-308. Other Special Requirements

ARTICLE III. URBAN DISTRICT REGULATIONS

Note: The lot size, lot dimensions, and yard requirements in some of the Urban districts might need to be modified during the amendment process to comply with the conservation design requirements.

Sec. 3-100. R-1 Single Family Residential

Sec. 3-101. Purpose

Sec. 3-102. Permitted Uses

Sec. 3-103. Special Exception Uses

Sec. 3-104. Lot Requirements for Suburban Design Option

Sec. 3-105. Lot Requirements for Cluster Developments Reducing lot size up to 20%

Sec. 3-106. Lot Requirements for Cluster Development Reducing lot sizes 20% to 50%

Sec. 3-107. Building Requirements

Sec. 3-108. Building Requirements for Cluster Development Reducing lot size up to 20%

Sec. 3-109. Building Requirements for Cluster Development Reducing lot sizes from 20% to 50%

Sec. 3-110. Utility Requirements

Sec. 3-111. Development Setback and Access from Major Roads

Sec. 3-200. R-2 Single Family Residential

- Sec. 3-201. Purpose
- Sec. 3-202. Permitted Uses
- Sec. 3-203. Special Exception Uses
- Sec. 3-204. Lot Requirements for Suburban Design Option
- Sec. 3-205. Lot Requirements for Traditional Design Option
- Sec. 3-206. Lot Requirements for Cluster Development Reducing lot sizes up to 20%
- Sec. 3-207. Lot Requirements for Cluster Development Reducing lot sizes from 20% to 50%
- Sec. 3-208. Building Requirements for Suburban Design Options
- Sec. 3-209. Building Requirements for Cluster Development Reducing lot sizes up to 20%
- Sec. 3-210. Building Requirements for Traditional Design Option or Cluster Development Reducing lot sizes from 20% to 50%
- Sec. 3-211. Utility Requirements
- Sec. 3-212. Development Setback and Access from Major Roads

Sec. 3-300. R-3 Single Family Residential

- Sec. 3-301. Purpose
- Sec. 3-302. Permitted Uses
- Sec. 3-303. Special Exception Uses
- Sec. 3-304. Lot Requirements for Suburban Design Option
- Sec. 3-305. Lot Requirements for Traditional Design Option
- Sec. 3-306. Lot Requirements for Cluster Development Reducing lot sizes up to 20%
- Sec. 3-307. Lot Requirements for Cluster Development Reducing lot sizes from 20% to 50%
- Sec. 3-308. Building Requirements for Suburban Design Option and Cluster Development Reducing Lot sizes up to 20%
- Sec. 3-309. Building Requirements for Traditional Design Option
- Sec. 3-310. Building Requirements for Cluster Development Reducing lot sizes from 20% to 50%
- Sec. 3-311. Active Recreation Space
- Sec. 3-312. Utility Requirements
- Sec. 3-313. Development Setback And Access from Major Roads

Sec. 3-400. R-4 Single Family Residential

- Sec. 3-401. Purpose
- Sec. 3-402. Permitted Uses
- Sec. 3-403. Special Exception Uses
- Sec. 3-404. Lot Requirements for Suburban Design Option
- Sec. 3-405. Lot Requirements for Traditional Design Option
- Sec. 3-406. Lot Requirements for Cluster Development Reducing lot sizes up to 20%
- Sec. 3-407. Lot Requirements for Cluster Development Reducing lot sizes from 20% to 50%
- Sec. 3-408. Building Requirements for Suburban Design Option
- Sec. 3-409. Building Requirements for Traditional Design Option or Cluster Development
- Sec. 3-410. Active Recreation Space
- Sec. 3-411. Utility Requirements
- Sec. 3-412. Development Setback and Access form Major Roads

Sec. 3-500. R-8 Single Family Residential

- Sec. 3-501. Purpose
- Sec. 3-502. Size and Location
- Sec. 3-503. Permitted Uses
- Sec. 3-504. Special Exception Uses
- Sec. 3-505. Maximum Residential Density
- Sec. 3-506. Lot Requirements
- Sec. 3-507. Lot Requirements for Traditional Design Option for Single Family Detached
- Sec. 3-508. Building Requirements
- Sec. 3-509. Open Space

- Sec. 3-510. Utility Requirements
- Sec. 3-511. Development Setback and Access From Major Roads

Sec. 3-600. R-16 Townhouse/Multifamily Residential

- Sec. 3-601. Purpose
- Sec. 3-602. Size and Location
- Sec. 3-603. Permitted Uses
- Sec. 3-604. Special Exception Uses
- Sec. 3-605. Maximum Residential Density
- Sec. 3-606. Lot Requirements
- Sec. 3-607. Building Requirements
- Sec. 3-608. Open Space
- Sec. 3-609. Utility Requirements
- Sec. 3-610. Development Setback And Access from Major Roads

Sec. 3-700. R-24 Multifamily Residential

- Sec. 3-701. Purpose
- Sec. 3-702. Size and Location
- Sec. 3-703. Permitted Uses
- Sec. 3-704. Special Exception Uses
- Sec. 3-705. Maximum Residential Density
- Sec. 3-706. Lot Requirements
- Sec. 3-707. Building Requirements
- Sec. 3-708. Open Space
- Sec. 3-709. Utility Requirements
- Sec. 3-710. Development Setback and Access from Major Roads

Sec. 3-800. GB General Business

- Sec. 3-801. Purpose
- Sec. 3-802. Size and Location
- Sec. 3-803. Permitted Uses
- Sec. 3-804. Special Exception Uses
- Sec. 3-805. Lot Requirements
- Sec. 3-806. Building Requirements
- Sec. 3-807. Use Limitations

Sec. 3-900. CLI Commercial Light Industry

- Sec. 3-901. Purpose
- Sec. 3-902. Size and Location
- Sec. 3-903. Permitted Uses
- Sec. 3-904. Special Exception Uses
- Sec. 3-905. Lot Requirements
- Sec. 3-906. Building Requirements
- Sec. 3-907. Use Limitations

Sec. 3-1000. MR-HI Mineral Resource-Heavy Industry

- Sec. 3-1001. Purpose
- Sec. 3-1002. Size and Location
- Sec. 3-1003. Permitted Uses
- Sec. 3-1004. Special Exception Uses
- Sec. 3-1005. Lot Requirements
- Sec. 3-1006. Building Requirements
- Sec. 3-1007. Use Limitations
- Sec. 3-1008. Stone Quarrying Special Exception Permit Applications

ARTICLE IV. SPECIAL & OVERLAY DISTRICTS

Division A: Planned District Regulations

Sec. 4-100. PD-H Planned Development-Housing

- Sec. 4-101. Purpose
- Sec. 4-102. Size and Location
- Sec. 4-103. Timing of Development
- Sec. 4-104. Zoning Regulations Generally
- Sec. 4-105. Retail and Service Uses
- Sec. 4-106. Planned Shopping Centers
- Sec. 4-107. Convenience Establishments
- Sec. 4-108. PD-OP and PD-IP Uses
- Sec. 4-109. Site Planning - External Relationships
- Sec. 4-110. Site Planning - Internal Relationships
- Sec. 4-111. Open Space

Sec. 4-200. PD-CC Planned Development - Commercial Center

- Sec. 4-201. Purpose
- Sec. 4-202. Purpose, Size and Location of Individual Districts
- Sec. 4-203. Permitted Uses
- Sec. 4-204. Special Exception Uses
- Sec. 4-205. Lot Requirements
- Sec. 4-206. Building Requirements
- Sec. 4-207. Use Limitations

Sec. 4-300. PD-OP Planned Development - Office Park

- Sec. 4-301. Purpose
- Sec. 4-302. Size and Location
- Sec. 4-303. Permitted Uses
- Sec. 4-304. Special Exception Uses
- Sec. 4-305. Lot Requirements
- Sec. 4-306. Building Requirements
- Sec. 4-307. Use Limitations

Sec. 4-400. PD-RDP Planned Development - Research and Development Park

- Sec. 4-401. Purpose and Intent
- Sec. 4-402. Size and Location
- Sec. 4-403. Permitted Uses
- Sec. 4-404. Special Exception Uses
- Sec. 4-405. Lot Requirements
- Sec. 4-406. Building Requirements
- Sec. 4-407. Use Limitations

Sec. 4-500. PD-IP Planned Development - Industrial Park

- Sec. 4-501. Purpose
- Sec. 4-502. Size and Location
- Sec. 4-503. Permitted Uses
- Sec. 4-504. Special Exception Uses
- Sec. 4-505. Lot Requirements
- Sec. 4-506. Building Requirements
- Sec. 4-507. Use Limitations

Sec. 4-600. PD-GI Planned Development - General Industry

- Sec. 4-601. Purpose
- Sec. 4-602. Size and Location
- Sec. 4-603. Permitted Uses
- Sec. 4-604. Special Exception Uses
- Sec. 4-605. Lot Requirements
- Sec. 4-606. Building Requirements
- Sec. 4-607. Use Limitations

Sec. 4-700. PD-SA Planned Development - Special Activity

- Sec. 4-701. Purpose
- Sec. 4-702. Size and Location
- Sec. 4-703. Permitted Uses
- Sec. 4-704. Special Exception Uses
- Sec. 4-705. Lot Requirements
- Sec. 4-706. Building Requirements
- Sec. 4-707. Use Limitations

Sec. 4-800. PD-TC Planned Development - Town Center

- Sec. 4-801. Purpose
- Sec. 4-802. Size, Location and Components
- Sec. 4-803. Permitted Uses
- Sec. 4-804. Special Exception Uses
- Sec. 4-805. Lot Requirements
- Sec. 4-806. Building Requirements
- Sec. 4-807. Land Assembly Requirements
- Sec. 4-808. Land Use Arrangement and Use Limitations

Sec. 4-900. PD-TT Planned Development - Traditional Town

- Sec. 4-901. Purpose
- Sec. 4-902. Size and Location
- Sec. 4-903. Permitted Uses
- Sec. 4-904. Special Exception Uses
- Sec. 4-905. Lot Requirements
- Sec. 4-906. Building Requirements
- Sec. 4-907. Land Assembly Requirements
- Sec. 4-908. Land Use Arrangement and Use Limitations

Sec. 4-1000. PD-UC Planned Development - Urban Center

- Sec. 4-1001. Purpose
- Sec. 4-1002. Size, Location and Components
- Sec. 4-1003. Permitted Uses
- Sec. 4-1004. Special Exception Uses
- Sec. 4-1005. Lot Requirements

- Sec. 4-1006. Building Requirements
- Sec. 4-1007. Land Assembly for the Urban Center
- Sec. 4-1008. Land Use Arrangement and Use Limitations

Sec. 4-1100. PD-TRC Planned Development - Transit Related Center

- Sec. 4-1101. Purpose
- Sec. 4-1102. Size
- Sec. 4-1103. Permitted Uses
- Sec. 4-1104. Special Exception Uses
- Sec. 4-1105. Lot Requirements
- Sec. 4-1106. Building Requirements
- Sec. 4-1107. Open Space Requirements
- Sec. 4-1108. Land Assembly Use Requirements
- Sec. 4-1109. Land Use Arrangement and Use Limitations

Sec. 4-1200. PD-RV Planned Development - Rural Village

- Sec. 4-1201. Purpose
- Sec. 4-1202. District Size and Location
- Sec. 4-1203. Design of the Concept Development Plan
- Sec. 4-1204. Transportation Requirements
- Sec. 4-1205. Purpose and Intent of Subdistricts and Areas
- Sec. 4-1206. Size and Location of Subdistricts
- Sec. 4-1207. Land Use Mix
- Sec. 4-1208. Development Potential in the Rural Village District
- Sec. 4-1209. Permitted Uses
- Sec. 4-1210. Special Exception Uses
- Sec. 4-1211. Permitted Uses on Civic Lots
- Sec. 4-1212. Use Limitation
- Sec. 4-1213. Lot and Building Requirements
- Sec. 4-1214. Utility Design and Financing Requirements
- Sec. 4-1215. Utilities
- Sec. 4-1216. Land Use Arrangement
- Sec. 4-1217. Village Governance
- Sec. 4-1218. Modification of Regulations

Sec. 4-1300. PD-AAAR Planned Development - Active Adult/Age Restricted

- Sec. 4-1301. Purpose
- Sec. 4-1302. Size and Location
- Sec. 4-1303. Required Uses
- Sec. 4-1304. Permitted Uses
- Sec. 4-1305. Special Exception Uses
- Sec. 4-1306. Maximum Residential Density
- Sec. 4-1307. Lot Requirements
- Sec. 4-1308. Building Requirements
- Sec. 4-1309. Common Open Space, Including Recreational Spaces
- Sec. 4-1310. Utility Requirements
- Sec. 4-1311. Development Setback and Access from Major Roads
- Sec. 4-1312. Development Criteria
- Sec. 4-1313. Age of Residents
- Sec. 4-1314. Common Areas, Recreational Facilities
- Sec. 4-1315. Site Planning - External Relationships
- Sec. 4-1316. Site Planning - Internal Relationships

Sec. 4-1400A PD-CV Planned Development - Countryside Village

Sec. 4-1401A Purpose

Sec. 4-1402A Applicability

Sec. 4-1403A Size and Location Criteria

Sec. 4-1404A Allowed Uses

Sec. 4-1405A Allowed Density and Open Space Requirements

Sec. 4-1406A Development Standards

Sec. 4-1407A Design Standards

Sec. 4-1408A Transportation Requirements

Sec. 4-1409A Utility Requirements

Sec. 4-1409A Village Governance

Sec. 4-1400 PD-TREC Planned Development - Transit Related Employment Center

Sec. 4-1401 Purpose

Sec. 4-1402 District Location

Sec. 4-1403 District Subareas

Sec. 4-1404 Land Assembly Requirements (Minimum District Size)

Sec. 4-1405 Rezoning & Development Process Requirements

Sec. 4-1406 Review Criteria for PD-TREC Zoning

Sec. 4-1407 Permitted Uses

Sec. 4-1408 Special Exception Uses

Sec. 4-1409 Mix of Land Uses

Sec. 4-1410 Use Incentive for Lot Consolidation

Sec. 4-1411 Building, District Intensity, and Lot Requirements

Sec. 4-1412 Block and Street Patterns

Sec. 4-1413 Open Space and Resource Protection Requirements

Sec. 4-1414 Access from Major Roads

Sec. 4-1415 Off-Street Parking & Loading Requirements

Sec. 4-1416 Pedestrian-Oriented Building Placement & Uses

Sec. 4-1417 Building Orientation

Sec. 4-1418 Pedestrian Connections & Amenities

Sec. 4-1419 Exterior Lighting

Sec. 4-1420 On-Site Amenities

Sec. 4-1421 Underground Utilities

Sec. 4-1422 Outdoor Storage

Sec. 4-1423 Accessory Structures and Uses

Sec. 4-1500 PD-MU-BUS Planned Development - Mixed Use Business District

Sec. 4-1501 Purpose

Sec. 4-1502 District Location and Minimum Size

Sec. 4-1503 Rezoning & Development Process Requirements

Sec. 4-1504 Review Criteria for PD-MU-BUS Zoning

Sec. 4-1505 Permitted Uses

Sec. 4-1506 Special Exception Uses

Sec. 4-1507 Mix of Land Uses

Sec. 4-1508 [OPTION] Use Incentive for Lot Consolidation

Sec. 4-1509 Accessory Structures and Uses

Sec. 4-1510 Building, District Intensity, and Lot Requirements

Sec. 4-1511 Block and Street Patterns

Sec. 4-1512 Open Space and Resource Protection Requirements

Sec. 4-1513 On-Site Amenities for Nonresidential Developments

Sec. 4-1514 On-site Amenities for Residential Developments

Sec. 4-1515 Off-Street Parking

Sec. 4-1516. Vehicle Access and Connections
Sec. 4-1517. Pedestrian Connections & Amenities
Sec. 4-1518. Transition Standards
Sec. 4-1519. Building Design Standards
Sec. 4-1520. Underground Utilities

Division B: Historic Districts

Division C: Environmental Impact Districts

Sec. 4-1400. AI Airport Impact Overlay District

Sec. 4-1401. Purpose
Sec. 4-1402. District Boundaries
Sec. 4-1403. Overlay District Established
Sec. 4-1404. Use Limitations
Sec. 4-1405. Disclosure
Sec. 4-1406. Definitions

Sec. 4-1500. FOD Floodplain Overlay District

Sec. 4-1501. Purpose and Intent
Sec. 4-1502. Authority
Sec. 4-1503. Definitions
Sec. 4-1504. Administration
Sec. 4-1505. Permitted Uses
Sec. 4-1506. Special Exception Uses
Sec. 4-1507. Standards For A Special Exception
Sec. 4-1508. Alterations
Sec. 4-1509. Grading Plans and Construction Plans and Profiles Required
Sec. 4-1510. Floodplain Information to be Submitted with Land Development Actions
Sec. 4-1511. Density Calculations

Sec. 4-1600. MDOD Mountainside Development Overlay District

~~Sec. 4-1601. Purpose and Intent~~
~~Sec. 4-1602. Mountainside Development Overlay District Established~~
~~Sec. 4-1603. Uses in the Mountainside Development Overlay District~~
~~Sec. 4-1604. Performance Standards in Somewhat Sensitive and Sensitive Areas~~
~~Sec. 4-1605. Performance Standards in Highly Sensitive Areas~~
~~Sec. 4-1606. Procedures~~
Sec. 4-1601. Purpose and Intent
Sec. 4-1602. Authority
Sec. 4-1603. Applicability and Exemptions
Sec. 4-1604. Review Procedures
Sec. 4-1605. Establishment of the MDOD Sensitivity Areas
Sec. 4-1606. Permitted Uses and Activities
Sec. 4-1607. Special Exception Uses
Sec. 4-1608. Development Standards for the MDOD

Sec. 4-1700. TI Transportation Impact Overlay District RESERVED

Sec. 4-1800. QN Quarry Notification Overlay District

Sec. 4-1801. Purpose

Sec. 4-1802. District Boundaries

Sec. 4-1803. Overlay District Established

Sec. 4-1804. Use Limitations

Sec. 4-1900. Limestone Overlay District (LOD)

Sec. 4-1901. Purpose and Intent

Sec. 4-1902. Authority

Sec. 4-1903. Applicability and Exemptions

Sec. 4-1904. Review Procedures

Sec. 4-1905. Protection of Sensitive Limestone Areas

Sec. 4-1906. Permitted Uses and Activities

Sec. 4-1907. Special Exception Uses

Sec. 4-1908. Development Standards for the LOD

Sec. 4-1909. Mitigation Measures for the LOD

Sec. 4-2000. River and Stream Corridor Overlay District (RSCOD)

Sec. 4-2001. Purpose and Intent

Sec. 4-2002. Authority

Sec. 4-2003. Applicability and Exemptions

Sec. 4-2004. Review Procedures

Sec. 4-2005. Establishment of Protected Corridors

Sec. 4-2006. Permitted Uses and Activities

Sec. 4-2007. Special Exception Uses

Sec. 4-2008. Development Standards

Sec. 4-2009. Permitted Reductions in Protected Corridor Width

ARTICLE V. ADDITIONAL REGULATIONS AND STANDARDS

Division A: Supplemental District Regulations

Sec. 5-100. Accessory Uses and Structures

Sec. 5-101. Permitted Accessory Uses and Structures

Sec. 5-102. Use Limitations

Note: Amendments to the section on accessory uses and structures might be necessary to ensure a broad application of rural economy uses in conjunction with agricultural activities.

Sec. 5-200. Permitted Structures in Required Yards

Sec. 5-300. Visibility at Intersections

Sec. 5-400. Home Occupations

Note: Amendments to the section on home occupations might be necessary to ensure a broad application of rural economy uses in conjunction with agricultural activities.

Sec. 5-500. Temporary Uses/Zoning Permits

Note: The temporary use regulations are proposed to be amended to include a temporary use permit for special events. The permit process will apply countywide to all special events held on private property and which reasonably may be expected to attract more than a specified number of persons at any one time

Sec. 5-600. Additional Regulations for Specific Uses

- Sec. 5-601. Bed And Breakfast and Rural Guest Establishments
- Sec. 5-602. Tenant Dwellings
- Sec. 5-603. Farm Markets
- Sec. 5-604. Wayside Stands
- Sec. 5-605. Commercial Nurseries
- Sec. 5-606. Kennels/Indoor Kennels
- Sec. 5-607. Recycling Drop-Off Centers and Material Recovery Facilities
- Sec. 5-608. Flex Industrial Uses
- Sec. 5-609. Child Care Facilities
- Sec. 5-610. Hospitals
- Sec. 5-611. Hotel/Motel
- Sec. 5-612. Guest Houses
- Sec. 5-613. Accessory Apartments and Dwelling Units
- Sec. 5-614. Small Businesses in the A-3, A-10 and A-25 Districts
- Sec. 5-615. Farm Machinery Sales and Service
- Sec. 5-616. Utility Substations
- Sec. 5-617. Freestanding Convenience Food Stores
- Sec. 5-618. Telecommunications Use and/or Structures
- Sec. 5-619. Rural Agricultural Corporate Retreat
- Sec. 5-620. Manufactured Housing
- Sec. 5-621. Public Utilities
- Sec. 5-622. Magazine Contained Explosives Facilities
- Sec. 5-623. PD-IP Private School Notification Standards
- Sec. 5-624. Vehicle Wholesale Auction

Note: One of the important parts of the structure and interrelationship of the uses proposed in the AR-1 and AR-2 districts are the use of performance standards to address potential external impacts, as well as ensure the maintenance and preservation of the agricultural and rural character of the area. These performance standards would be included in Section 5-600.

Sec. 5-700. Regulations for Optional Development Types

- ~~Sec. 5-701. Low Density Development Option~~
- ~~Sec. 5-702. Rural Hamlet Option~~
- ~~Sec. 5-703. Countryside Hamlet Option~~
- Sec. 5-704. Common Open Space for Permitted Urban Clusters
- ~~Sec. 5-705. Hardship Lots in A-3, A-25, and A-10 Agriculture Districts~~

Note: The cluster option provisions for the AR-1 and AR-2 districts, and the mandatory cluster requirements for the TR-10, TR-3 and TR-1 districts may be located in Sec. 5-700. If they are, the name of the section would need to change to Cluster Development.

Sec. 5-800. Limitations on Vehicles in Residential Districts

Sec. 5-900. Setbacks from Specific Roads and the W&OD Trail

Sec. 5-1000. Scenic Creek Valley Buffer

- Sec. 5-1001. Purpose and Intent
- Sec. 5-1002. Scenic Creek Valley Buffer Established
- Sec. 5-1003. Effect of Buffer
- Sec. 5-1004. Existing Lot Criteria
- Sec. 5-1005. Development Criteria

Division B: Off-Street Parking and Loading

Sec. 5-1100 Off-Street Parking and Loading Requirements

- Sec. 5-1101 Compliance Required
- Sec. 5-1102 Number of Parking and Loading Spaces Required
- Sec. 5-1103 General Location Requirements

Note: Amendments to the off-street parking and loading requirements will be made to change references based on the creation and deletion of zoning districts.

Division C: Sign Regulations

Sec. 5-1200. Sign Regulations

- Sec. 5-1201. Purpose
- Sec. 5-1202. General Provisions
- Sec. 5-1203. Administration and Enforcement
- Sec. 5-1204. Sign Requirements

Note: Amendments to the sign regulations will be made to change references based on the creation and deletion of zoning districts

Division D: Landscaping, Buffering and Tree Preservation

Note: Amendments to the landscaping, buffering and tree preservation regulations will be made to change references based on the creation and deletion of zoning districts

Sec. 5-1300. Tree Planting and Replacement

- Sec. 5-1301. Purpose
- Sec. 5-1302. General Standards
- Sec. 5-1303. Canopy Requirements
- Sec. 5-1304. Variations
- Sec. 5-1305. Enforcement

Sec. 5-1400. Buffering and Screening

- Sec. 5-1401. Purpose
- Sec. 5-1402. Applicability
- Sec. 5-1403. Standards
- Sec. 5-1404. Landscaping Plan
- Sec. 5-1405. Buffer Yards and Screening, General Provisions

- Sec. 5-1406. Determination of Buffer Yard Requirements
- Sec. 5-1407. Buffer Yard and Screening Requirements
- Sec. 5-1408. Use of Buffer Yards
- Sec. 5-1409. Buffer Yard Waivers and Modifications
- Sec. 5-1410. Maintenance
- Sec. 5-1411. Bond/Cash Deposit Requirements
- Sec. 5-1412. Appeals
- Sec. 5-1413. Parking Lot Landscaping and Screening Requirements
- Sec. 5-1414. Buffer Yard and Screening Matrix

Division E: Performance Standards

Sec. 5-1500. Performance Standards

- Sec. 5-1501. Purpose
- Sec. 5-1502. Zoning Districts Regulated
- Sec. 5-1503. Applicability
- Sec. 5-1504. Light And Glare Standards
- Sec. 5-1505. Earthborn Vibration Standards
- Sec. 5-1506. Stone Quarrying, Extraction and Mining Standards
- Sec. 5-1507. Noise Standards
- Sec. 5-1508. Steep Slope Standards
 - (A) Purpose and Intent
 - (B) Applicability and Exemptions
 - (C) Establishment of Steep Slope Areas
 - (D) Permitted Uses and Activities
 - (E) Development Standards
- Sec. 5-1509. Administration of Performance Standards
- Sec. 5-1510. Enforcement of Performance Standards

ARTICLE VI. DEVELOPMENT PROCESS AND ADMINISTRATION

Division A: Boards and Commissions

Sec. 6-100. Planning Commission

- Sec. 6-101. Purpose
- Sec. 6-102. Establishment
- Sec. 6-103. Membership
- Sec. 6-104. Meetings
- Sec. 6-105. Records
- Sec. 6-106. Duties

Sec. 6-200. Board of Zoning Appeals

- Sec. 6-201. Purpose
- Sec. 6-202. Authority and Establishment
- Sec. 6-203. Membership
- Sec. 6-204. Officers
- Sec. 6-205. Meetings and Hearings
- Sec. 6-206. Powers and Duties
- Sec. 6-207. Records
- Sec. 6-208. Periodic Report
- Sec. 6-209. Limitations
- Sec. 6-210. Decisions Subject to Judicial Review

Sec. 6-300. Historic District Review Committee

- Sec. 6-301. Purpose
- Sec. 6-302. Authority and Establishment
- Sec. 6-303. Membership
- Sec. 6-304. Officers
- Sec. 6-305. Meetings
- Sec. 6-306. Records
- Sec. 6-307. Powers and Duties

Division B: Administration and Enforcement of Ordinance and Notice of Public Hearings**Sec. 6-400. Administration**

- Sec. 6-401. Zoning Administrator
- Sec. 6-402. Fees
- Sec. 6-403. Submission Requirements
- Sec. 6-404. Speakers at Public Hearings
- Sec. 6-405. Inactive Applications
- Sec. 6-406. Full Disclosure of Development Plans

Sec. 6-500. Enforcement and Penalties

- Sec. 6-501. Zoning Administrator
- Sec. 6-502. General Provisions
- Sec. 6-503. Criminal Violations
- Sec. 6-504. Civil Violations

Sec. 6-600. Notice Required for Public Hearings

- Sec. 6-601. Required Notice
- Sec. 6-602. Notice Requirement for Adoption of Submission Checklist
- Sec. 6-603. Cost of Notice
- Sec. 6-604. Additional Notice Required

Division C: Required Development Approvals**Sec. 6-700. Site Plan Review**

- Sec. 6-701. Site Plan Required
- Sec. 6-702. Site Plan Requirements

Note: References to the conservation design requirements and review will be added to site plan review.

Sec. 6-800. Subdivision Approval

Note: References to the conservation design requirements and review will be added to subdivision approval.

Sec. 6-900. Additional County, State and Federal Approvals Required for Development**Sec. 6-1000. Zoning Permits**

- Sec. 6-1001. Application for Zoning Permit
- Sec. 6-1002. Standards for Issuance
- Sec. 6-1003. Duration of Valid Zoning Permit
- Sec. 6-1004. Zoning Permit Fees

Sec. 6-1100. Commission Permit

- Sec. 6-1101. Permit Required
- Sec. 6-1102. Application
- Sec. 6-1103. Planning Commission Action
- Sec. 6-1104. Board of Supervisors
- Sec. 6-1105. Appeal

Sec. 6-1100A Conservation Design

- Sec. 6-1101A General
- Sec. 6-1102A Purpose
- Sec. 6-1103A Applicability/Exemptions
- Sec. 6-1104A Conservation Design Process
- Sec. 6-1105A Other Procedures

Division D: Special Development Approvals**Sec. 6-1200. Zoning Amendment**

- Sec. 6-1201. Authority
- Sec. 6-1202. Initiation of Amendment
- Sec. 6-1203. Review of Application
- Sec. 6-1204. Staff Review of Application
- Sec. 6-1205. Amendment to Application
- Sec. 6-1206. Withdrawal of Application
- Sec. 6-1207. Limitation on Application After Denial
- Sec. 6-1208. Conditional Zoning
- Sec. 6-1209. Proffered Conditions
- Sec. 6-1210. Planning Commission Hearing
- Sec. 6-1211. Report By Planning Commission
- Sec. 6-1212. Hearing Before Board of Supervisors
- Sec. 6-1213. Action By Board of Supervisors
- Sec. 6-1214. Evidentiary Matters Before Board of Supervisors
- ~~Sec. 6-1215. A-25 District Rezoning - Special Provisions~~

Note: References to the conservation design requirements and review will be added to this section of zoning amendments so that conservation design is applied to proffered rezonings.

Sec. 6-1300. Special Exception

- Sec. 6-1301. Purpose
- Sec. 6-1302. Authorized Special Exception Uses
- Sec. 6-1303. Review of Application
- Sec. 6-1304. Staff Review of Application
- Sec. 6-1305. Amendment to Application
- Sec. 6-1306. Withdrawal of Application
- Sec. 6-1307. Limitation on Application After Denial
- Sec. 6-1308. Planning Commission Hearing
- Sec. 6-1309. Board of Supervisors Hearing
- Sec. 6-1310. Issues for Consideration
- Sec. 6-1311. Conditions and Restrictions
- Sec. 6-1312. Effect of Issuance of a Permit For a Special Exception
- Sec. 6-1313. Period of Validity
- Sec. 6-1314. Rehearing

- Sec. 6-1315. Status of Special Exception Uses
- Sec. 6-1316. Modifications to Approved Special Exceptions

Note: Special exception review will be amended if the County decides to modify its existing procedures to expedite special exception review for rural economy uses.

Sec. 6-1400. Cluster Developments in Urban Residential Districts

- Sec. 6-1401. Authority
- Sec. 6-1402. Purpose
- Sec. 6-1403. Cluster Development Limitations
- Sec. 6-1404. Cluster Open Space Requirements
- Sec. 6-1405. Optional Joint Approval
- Sec. 6-1406. Considerations of Review

Sec. 6-1500. Rezoning to Planned Development (PD) Districts

- Sec. 6-1501. Authority
- Sec. 6-1502. Purpose
- Sec. 6-1503. Application
- Sec. 6-1504. Modifications
- Sec. 6-1505. Concept Development Plan/Submission Requirements
- Sec. 6-1506. Planning Commission Recommendation
- Sec. 6-1507. Board of Supervisors Approval
- Sec. 6-1508. Contents of an Approved Concept Development Plan
- Sec. 6-1509. Optional Joint Approvals
- Sec. 6-1510. Building and Other Permits
- Sec. 6-1511. Approved Changes to Concept Development Plan After Approval

Note: References to the conservation design requirements and review will be added to this section on planned development districts to ensure conservation design is applied to the review of planned developments.

Division E: Procedures Before Board of Zoning Appeals

Sec. 6-1600. Variances

- Sec. 6-1601. Jurisdiction and Authority
- Sec. 6-1602. Authorized Variances
- Sec. 6-1603. Unauthorized Variance
- Sec. 6-1604. Application for Variance
- Sec. 6-1605. Decision on Variance Application
- Sec. 6-1606. Planning Commission Recommendation
- Sec. 6-1607. Standards for Variances
- Sec. 6-1608. Burden of Applicant
- Sec. 6-1609. Conditions and Restrictions
- Sec. 6-1610. Withdrawal of Application
- Sec. 6-1611. Re-Application
- Sec. 6-1612. Special Exceptions for Errors in Building Location

Sec. 6-1700. Appeals

- Sec. 6-1701. Appeals from Administrative Ruling
- Sec. 6-1702. When Appeals May be Taken
- Sec. 6-1703. When Appeals to Stay Proceedings
- Sec. 6-1704. Decision on Appeals

- Sec. 6-1705. Withdrawal of Application
- Sec. 6-1706. Proceedings to Prevent Construction of a Building
- Sec. 6-1707. Submission of Appeal

Division F: Historic District Procedures

Sec. 6-1800. Designation of Historic Districts

- Sec. 6-1801. Authority
- Sec. 6-1802. Intent
- Sec. 6-1803. Criteria for Designation of Historic Districts
- Sec. 6-1804. Boundaries of Historic Districts
- Sec. 6-1805. Effect of Designation on Existing Zoning
- Sec. 6-1806. Procedures for Designation
- Sec. 6-1807. Additions or Deletions to Districts
- Sec. 6-1808. Maintenance of Inventory of Buildings and Structures
- Sec. 6-1809. Recordation of Resolutions Creating Historic Districts
- Sec. 6-1810. Appeals

Sec. 6-1900. Permits in Historic Districts

- Sec. 6-1902. Certificate of Appropriateness
- Sec. 6-1903. Permit for Razing or Demolition
- Sec. 6-1904. Applications and Procedures
- Sec. 6-1905. Criteria for Certificate of Appropriateness
- Sec. 6-1906. Required Maintenance
- Sec. 6-1907. Right to Raze or Demolish
- Sec. 6-1908. Hazardous Buildings or Structures
- Sec. 6-1909. Right of Appeal

ARTICLE VII. ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS

Sec. 7-100. Affordable Dwelling Unit Developments

- Sec. 7-101. Purpose
- Sec. 7-102. Applicability
- Sec. 7-103. Affordable Dwelling Unit Density Adjustments
- Sec. 7-104. Designation of Affordable Units on Plats
- Sec. 7-105. Review of Site or Subdivision Plans within 90 Days
- Sec. 7-106. Timing of Construction/Availability of Affordable Units
- Sec. 7-107. Administration and Regulation
- Sec. 7-108. Modifications
- Sec. 7-109. Compliance with State/Federal/Local Laws
- Sec. 7-110. Violations and Penalties
- Sec. 7-111. Enforcement and Court Appeals

Affordable Dwelling Unit Development Zoning District Regulations

Sec. 7-200. CR-2 ADU Development District Regulations

- Sec. 7-201. Purpose
- Sec. 7-202. Permitted Uses
- Sec. 7-203. Lot and Building Requirements

Sec. 7-300. CR-3 ADU Development District Regulations

Sec. 7-301. Purpose

Sec. 7-302. Permitted Uses

Sec. 7-303. Lot and Building Requirements

Sec. 7-400. CR-4 ADU Development District Regulations

Sec. 7-401. Purpose

Sec. 7-402. Permitted Uses

Sec. 7-403. Lot and Building Requirements

Sec. 7-500. R-2 ADU Development District Regulations

Sec. 7-501. Purpose

Sec. 7-502. Permitted Uses

Sec. 7-503. Lot and Building Requirements

Sec. 7-600. R-3 ADU Development District Regulations

Sec. 7-601. Purpose

Sec. 7-602. Permitted Uses

Sec. 7-603. Lot and Building Requirements

Sec. 7-700. R-4 ADU Development District Regulations

Sec. 7-701. Purpose

Sec. 7-702. Permitted Uses

Sec. 7-703. Lot and Building Requirements

Sec. 7-800. R-8 ADU Development District Regulations

Sec. 7-801. Purpose

Sec. 7-802. Permitted Uses

Sec. 7-803. Lot and Building Requirements

Sec. 7-900. R-16 ADU Development District Regulations

Sec. 7-901. Purpose

Sec. 7-902. Permitted Uses

Sec. 7-903. Lot and Building Requirements

Sec. 7-1000. R-24 ADU Development District Regulations

Sec. 7-1001. Purpose

Sec. 7-1002. Permitted Uses

Sec. 7-1003. Lot and Building Requirements

Sec. 7-1100. PD-Housing Districts

Sec. 7-1101. PDH Districts

Sec. 7-1102. Traditional Town Districts

ARTICLE VIII. DEFINITIONS

Note: A number of new definitions will be added to the definitions section. New terms defined will include the new uses added in the districts as well as other terms needed to implement the environmental overlay districts and environmental protection standards.

LAND SUBDIVISION AND DEVELOPMENT ORDINANCE

Chapter 1241. General Provisions And Definitions

- 1241.01 Authority
- 1241.02 Title
- 1241.03 Purpose
- 1241.04 General Usage
- 1241.05 Definitions
- 1241.06 A-25 Parcel Divisions

Section 1241.06 will be deleted since the A-25 district is being deleted.

- 1241.07 Condominium Development
- 1241.08 Vacation of Plats and Easements
- 1241.09 Conflicting Provisions
- 1241.10 Effective Date
- 1241.11 Ordinances Repealed
- 1241.12 Severability

Chapter 1242. Administration And Enforcement

- 1242.01 Authority
- 1242.02 Dedication of Land
- 1242.03 Interpretation
- 1242.04 Appeals and Petitions
- 1242.05 Other Permits and Licenses
- 1242.06 False Statement
- 1242.07 Unauthorized Subdivision
- 1242.08 Unauthorized Recordation
- 1242.09 Unauthorized Sale or Transfer
- 1242.10 Admitting Plat to Record
- 1242.11 Penalties and Remedies
- 1242.12 Fees
- 1242.13 Implementation
- 1242.14 Computation of Time
- 1242.15 Inactive Applications

Chapter 1243. Subdivision Procedure For Submission Of Plans, Approval Action, And Recordation Of Plats

- 1243.01 Applicability
- 1243.02 Condominium Development
- 1243.03 Boundary Line Adjustment
- 1243.04 Family Subdivisions

Section 1243.04 will be amended consistent with the discussion in the annotated outline/report.

- 1243.05 Waiver Provision

The spin-off lot provisions are proposed to go in Section 1243.05

- 1243.05.1 Waiver Provisions - General
- ~~1243.05.2 Low Density Development Waiver~~

1243.06 Preliminary Plat of Subdivision

The conservation design requirements will be referenced and integrated into the review of preliminary plats of subdivision.

1243.07 Staff Review

1243.08 Action on Preliminary Plan

1243.09 Preliminary/Record Plat

1243.10 Construction Plans and Profiles

1243.11 Coordination of Streets

1243.12 Record Plat

1243.13 Exception Procedures

Chapter 1244. Site Plan Procedures

The conservation design requirements will be referenced and integrated into the review of preliminary plats of subdivision.

1244.01 Applicability of Site Plan Regulations

1244.02 Site Plan

1244.03 Site Plan Amendment

Chapter 1245. Development Standards

1245.01 Lots and Building Areas

Note: This chapter will need to be amended to provide a new standard that states all new subdivisions shall comply with the new environmental/green infrastructure standards, specifically LOD, steep slopes, MDOD, and RSCOD. In addition, subdivision must avoid a lot layout that makes protection of these conservation areas difficult or impossible, while still assuring buildable area on each lot.

It will also need to be amended to delete references that are proposed to be deleted, add reference to new districts (where appropriate) and amend some of the road standards in the AR-1 and AR-2 districts.

1245.02 Private Access Easements Roads

1245.02.1 Class III Roads

1245.02.2 Private Access Easement - Low Density Residential Development

1245.03 Required Improvements

1245.04 Monuments

1245.05 Street Improvements

1245.06 Street Name Signs and Addresses

1245.07 Drainage

1245.08 Water and Sewerage Facilities

1245.09 Utility Easements

1245.10 On-site Sewage Disposal Systems

1245.11 Construction Responsibilities

1245.12 Record Drawings

1245.13 Agreements and Surety

1245.14 Tree Preservation

Chapter 1246. Expedited Land Development Review

1246.01 Purpose of Chapter

1246.02 Plans Examiner Program

1246.03 Advisory Plans Examiner Board

1246.04 Expedited Review

1246.05 Responsibilities and Obligations

FACILITIES STANDARDS MANUAL

Chapter 1.000. General

- 1.100 Authority
- 1.200 Interpretation and Revision
- 1.300 Necessary Reference Material

Chapter 2.000. Water Supply And Distribution Systems

- 2.100 General
- 2.200 Design and Construction Standards (Public Water Supply and Distribution Systems)
 - 2.201 Location of Watermains in Regard to Public Right-of-Way
- 2.300 Water Supply where Water Systems are not available for Fire Protection
- 2.310 General
- 2.320 Definitions
- 2.330 Water Supply for Fire Protection
- 2.340 Design Requirements
- 2.400 Water Supply and Distribution System References

Chapter 3.000. Waste Collection And Disposal Systems

- 3.100 General
- 3.200 Design and Construction Standards (Sanitary Sewer Systems)
 - 3.210 Onsite Sewage Handling and Disposal
- 3.300 Solid Waste Disposal Facilities

Chapter 4.000. Transportation

- 4.100 General
- 4.200 Transportation Planning
- 4.300 Design and Construction Standards
 - 4.310 General Design Requirements
 - 4.320 Public Roadway Standards
 - 4.330 Private Roadway Standards
 - 4.340 Pavement Thickness Design Standards
- 4.400 Parking Geometric Standards
- 4.500 Pedestrian Sidewalks and Trails
- 4.600 References

Note: Some of the road standards in this chapter might need to be amended as they apply to development in the AR-1 and AR-2 districts.

Chapter 5.00. Drainage

- 5.100 Purpose/Objectives
- 5.200 Design Standards
 - 5.210 Hydrologic Design
 - 5.220 Hydraulic Design
 - 5.230 Stormwater Management

Note: Additional facility design standards may be necessary to implement the new RSCOD zoning regulations.

5.300 Best Management Practices (BMP)

5.400 Floodplains

*Note: This section will need to be revised where it includes provisions for floodplain alterations in subsection (B).
Question: does the County want to keep a Type I requirement to apply to road crossings, minor utilities, and delete Type II entirely? Or keep both for variance situations?*

5.410 Floodplain Study Waiver

5.420 Detailed Floodplain Studies

5.430 Detailed Floodplain Studies Conducted within the Broad Run Watershed

5.450 Floodplain Alteration Waivers

5.460 Floodplain Alterations

Chapter 6.000. Soils And Geotechnical Review

6.100 Types of Soils and Geotechnical Reviews

Note: Subsection 6.140, (Detailed Soils/Site Investigations) refers to the MDOD only. References will need to be added to LOD, RSCOD and steep slopes. In subsection (C), change “limestone conglomerate belt” terminology to “Limestone Overlay District”.

6.200 Requirements for a Preliminary Soils Review

6.300 Requirements for Geotechnical Studies

6.310 Background

6.320 Scope of Project and Objectives

6.330 Narrative of Standards Terminology, if Required

6.340 Report of Field Investigations

6.350 Boring Densities

6.360 Recommendations/Conclusions

6.370 Soils Boring Logs

6.380 Laboratory Data

6.400 Implementation of Recommendations

6.500 Standard References, Methods, and Procedures for Soils and Geotechnical Studies

6.600 Hydrogeologic Testing

6.610 Preliminary Hydrogeologic Report

6.620 Detailed Hydrogeologic Report

6.621 Detailed Hydrogeologic Requirements for Subdivisions

6.622 Detailed Hydrogeologic Report Requirements for Solid Waste Facilities

6.623 Detailed Hydrogeologic Report Requirements for Resource Extraction

6.630 Standard Reference Guidelines

Chapter 7.000. Miscellaneous Design Standards

Note: This chapter contains inconsistencies in the way that riparian areas are defined. Refine the terminology in the FSM when RSCOD is adopted.

7.100 Street and Site Lighting Standards

7.110 General Requirements

7.120 Lighting Standards

7.130 Operational, Maintenance, and Installation Costs

7.200 Street Name and Addressing Standards

7.210 Naming of Streets

7.220 Address Plat and Addressing Premises

7.300 Tree Preservation

Note: In proposed FSM Section 7.300 (Tree Conservation), change all “floodplain overlay district” references to “RSCOD”. Add a reference to MDOD.

7.400 Landscape Plans

7.500 Erosion and Sediment Control

7.600 Signs

7.610 Fire Lane Signs

7.620 Street Name Signs

7.630 Handicap Signs

7.640 Utility Placement

Note: Proposed Section 7.660: Revise references to steep slopes for consistency with RSCOD and steep slope standards.

7.700 References for Chapter 7

Chapter 8.000. Administrative Procedures

Note: The application requirements for conservation design discussed in the report/annotated outline will need to be added in this chapter. In addition, references to new and deleted zoning districts will need to be changed.

8.100 Details of Plat and Plan Requirements

8.101 General

8.102 Preliminary Plat of Subdivision

8.103 Plats for Subdivision and other Miscellaneous Plats

8.103:1 Record Plats

8.103:2 Boundary Line Adjustment

8.103:3 Preliminary/Record Subdivision

8.103:4 Family Subdivision

8.103:5 Subdivision Waiver/Low Density Waiver

8.103:6 Easement and Vacation Plats

8.103:7 Dedication Plats

8.104 Floodplain Study

8.105 Floodplain Alteration

Note: Sections 8.104 and 8.105, (Floodplain Study and Alteration): Depending on what the County decides regarding suggested change to Section 5.400, Floodplains, above, might need to remove these sections.

8.106 Construction Plans and Profiles

8.107 Site Plans

8.108 Record Drawings

8.109 Plat and Plan Revision

8.110 Site Plan Amendments

8.111 Grading Permit Application

8.200 Requirements for start of any Construction

8.300 Bonding Policy

8.301 Bond Submission Requirements

8.302 Term of Performance Agreement

8.303 Acceptable Forms of Surety or Security
8.304 Bond Estimate
8.305 Bond Procedures and Requirements
8.400 Certificate of Occupancy or Use
8.500 Inspections